

# Future Commercial Property - 3401 State Highway 6, 77845 For **SALE**, **LEASE** or **BUILD-TO-SUIT**

## AREA HIGHLIGHTS

**49 acres** available (will divide) with 2,600 feet of Texas State Hwy 6 frontage and a property depth ranging from 600 feet to more than 1,200 feet.

**Future Commercial** property including hard corner at Sebesta Road.

**72,224 Annual Average Daily Traffic\*** near the grade-separated interchange of Texas State Hwy 6 and frontage road north of Rock Prairie Road east.

*\*Texas Department of Transportation (2014)*

**Within one of the fastest growing areas of College Station.**

**Surrounding areas include strong upper-middle and high-income residential properties.**



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**COLLEGE STATION** is within a three-hour drive of five of the nation's 20 largest cities. At a **population of 106,000** and counting, it is also the largest city in its metropolitan area and boasts the **fifth-lowest property tax** rate among similar-sized communities in Texas.

**COLLEGE STATION** is home to Texas A&M University, one of the nation's largest public universities at **more than 59,000 students**.

Cost of living in the College Station-Bryan area is 14% below the national average, and lower than in other Texas cities like Austin and Dallas.

Real & Personal Property Tax Rates (Per \$100)	College Station	Bryan
Brazos County Tax	\$0.485	\$0.485
City Tax	\$0.45250	\$0.62999
School District Tax	\$1.36290	\$1.35000
<b>Total per \$100 Value</b>	<b>\$2.25072</b>	<b>\$2.40838</b>

#### State & Local Taxes

Sales & Use Tax Rate	6.25% (State), 2.0% (Local)
Inventory Tax	Double Freeport Exemption
<b>State Income Tax</b>	<b>None</b>

Area Population by Age (2015)*		Median Age 33.9	
19 & Under	28.3%	45 to 54	12.6%
20 to 24	8.6%	55 to 64	11.1%
25 to 34	14.8%	65 to 74	6.9%
35 to 44	13.1%	75+	4.7%

#### Area Household Income (2015)\*

**Average Family Income \$89,359**

Area Top Employers (2015)*	Sector	Employees
Texas A&M University System	Education	17,000 +
Bryan Ind. School Dist.	Education	2,000 +
Texas A&M Health Science Cntr	Education	2,000 +
College Station Ind. School Dist.	Education	2,000 +
Reynolds & Reynolds	Computer	1,800 +
Blue Bell Creameries	Food	1,000 +
Blinn College	Education	1,000 +
Sanderson Farms	Food	1,000 +
St. Joseph Health System	Health Care	1,000 +
Walmart	Retail	1,000 +
HEB Grocery	Retail	1,000 +

*\*Data courtesy of The Research Valley Partnership, Inc.*

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